

AUBURN

# WARM HUES, BOLD HOMES



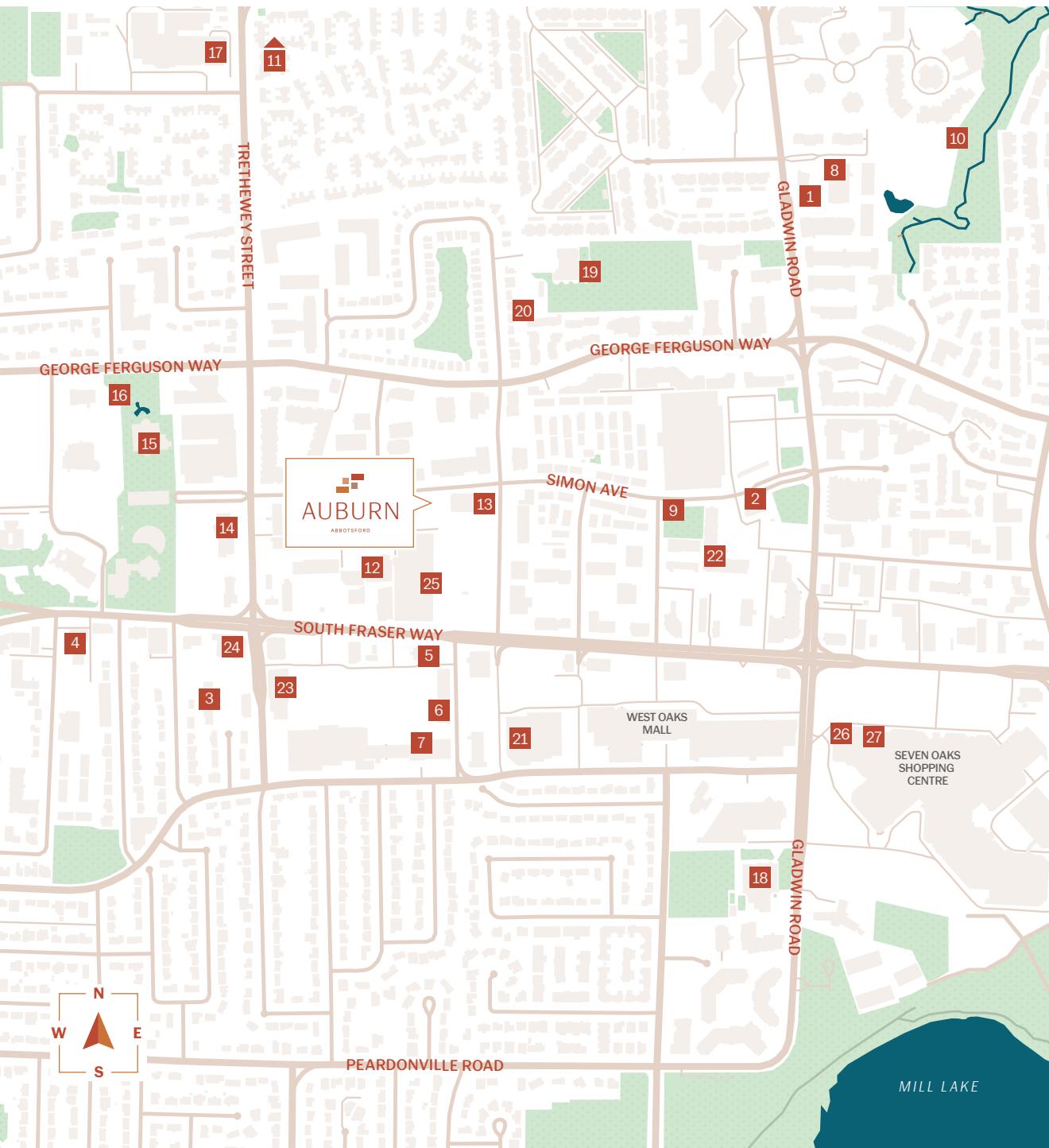
Auburn by Diverse Properties unveils a collection of studio to 3 bedroom homes, as a refreshing addition to the revitalization of Central Abbotsford. Situated on Simon Ave, Auburn embodies the essence of warmth and boldness, with its modern architectural elements and captivating block features, accented in rich auburn hues as a tribute to the name. Adding to its allure, Auburn offers a coveted feature: every home includes a Lumon solarium complete with a retractable glass enclosure for year-round living. Auburn represents a lifestyle investment in the heart of Abbotsford's promising future.





## EVERYDAY ENERGY, YOUR CENTRAL ABBY LIFESTYLE

Nestled amidst a future transportation nexus, Auburn residents will enjoy unparalleled access to everyday essentials. From major shopping malls to banks, restaurants, and healthcare facilities, everything residents need is within walking distance – it's a breeze living at the center of the city's vibrant energy. Within the Auburn community, residents can unwind in their private park space, featuring a wide-open lawn ideal for picnics, or spend quality time with the little ones as they explore the forest-inspired kids' play area. The additional two commercial spaces along the West side of Auburn creates unlimited potential for resident's convenience right outside their doorstep.



#### RESTAURANTS & DINING

1. Trading Post Brewery
2. Club Havana
3. Pizza Garden
4. Greek Islands
5. Boston Pizza
6. Sui Sha Ya Japanese Restaurant
7. Chopped Leaf
8. Afterthoughts

#### EDUCATION

17. W.J. Mouat Secondary School
18. Centennial Park Elementary School
19. John Maclure Community School
20. Rose Garden Preschool

#### SHOPPING & SERVICES

21. Save-On-Foods
22. Real Canadian Superstore
23. BC Liquor Store
24. Shoppers Drug Mart
25. Canadian Tire
26. Meridian Farm Market
27. London Drugs

#### PARKS & RECREATION

9. Inspiration Park
10. Horn Creek Park
11. Abbotsford Exhibition Park
12. Galaxy Bowl
13. Club 16 Trevor Linden Fitness
14. The Reach Gallery Museum
15. Clearbrook Library
16. International Friendship Garden



## ENHANCE YOUR HOME WITH SOLARIUM LIVING

The warmth of Auburn continues inside every home with a modern Moroccan-inspired designer scheme. As the heart of the home, every kitchen exudes a glow of hospitality with reliable Samsung appliances and ample storage in rift oak-toned cabinets complemented by charcoal cast iron pulls for a balance of texture and depth. Step onto your patio and experience transformative living, where Lumen solariums invite the outdoors in and expand the possibilities of indoor space. Whether this becomes a haven to connect with nature, a home office, or a dining room, the versatility of Solarium living offers tangible value to your lifestyle and investment.





## DEVELOPED BY DIVERSE PROPERTIES

Diverse Properties plays a part in reshaping life in the Fraser Valley and beyond, building the community and homes for families of all ages and stages of life – while integrating commercial spaces and places for residents to connect. We have transformed the fabric of community at Chilliwack's Garrison Crossing, building hundreds of homes and the retail centre of Garrison Village, where shops, services, and residences define a community's core.

In Abbotsford, our commitment to design and building excellence has been well recognized at the award-winning communities of Parallel, Hudson's Loft, and Cinema District.



# FEATURES AND FINISHES

## HOMES AT AUBURN

- Modern architecture with Auburn colour square accents
- Every home at Auburn includes a Lumon retractable solarium enclosure, with a ceiling fan
- One 110V outlet roughed in for portable heater in Solarium
- High performance air conditioning and baseboard heating
- TV hook up (power & data) in Living Room & Master Bedroom
- All parkade stalls roughed in for Level 2 EV Charger

## DISTINCTIVE INTERIORS

- Warm Moroccan-inspired designer colour scheme
- Durable laminate flooring throughout the main living area
- Comfortable carpet in bedrooms
- 9' ceilings
- Pot lights throughout
- White roller shade window coverings with blackout in the bedrooms

## DESIGNER KITCHENS

- Warm beige ceramic tile backsplash assembled in a square pattern
- Durable quartz countertops
- Rift oak wood tone laminated cabinets
- On-trend matte black plumbing fixture with spray faucet
- Modern charcoal cast iron cabinet pulls
- USB charger conveniently located in backsplash in most homes (studios have in bedroom wall)
- Stunning chevron textured glass pendants above islands in select homes
- Classic stainless steel Samsung appliances:
  - ENERGY STAR certified counter-depth refrigerator
  - Wi-Fi connected Slide in Electric Range
  - Extra quiet dishwasher with adjustable rack
  - Slim over-the-range microwave with hood fan

## LAUNDRY

- Samsung energy-efficient stacking front load washer and dryer
- Wire shelving for storage in select homes
- Beige ceramic floor tile
- Convenient outlet for vacuum in closet

## CALMING BATHROOMS

- Durable quartz countertops with backsplash
- Curved frameless mirror
- Sleek vanity light
- Rift oak wood tone laminated cabinets
- Modern charcoal cast iron cabinet pulls
- Soft close drawers in most homes
- Feature shower wall tile
- Semi-frameless glass shower enclosure in select homes

## SAFE AND SECURE

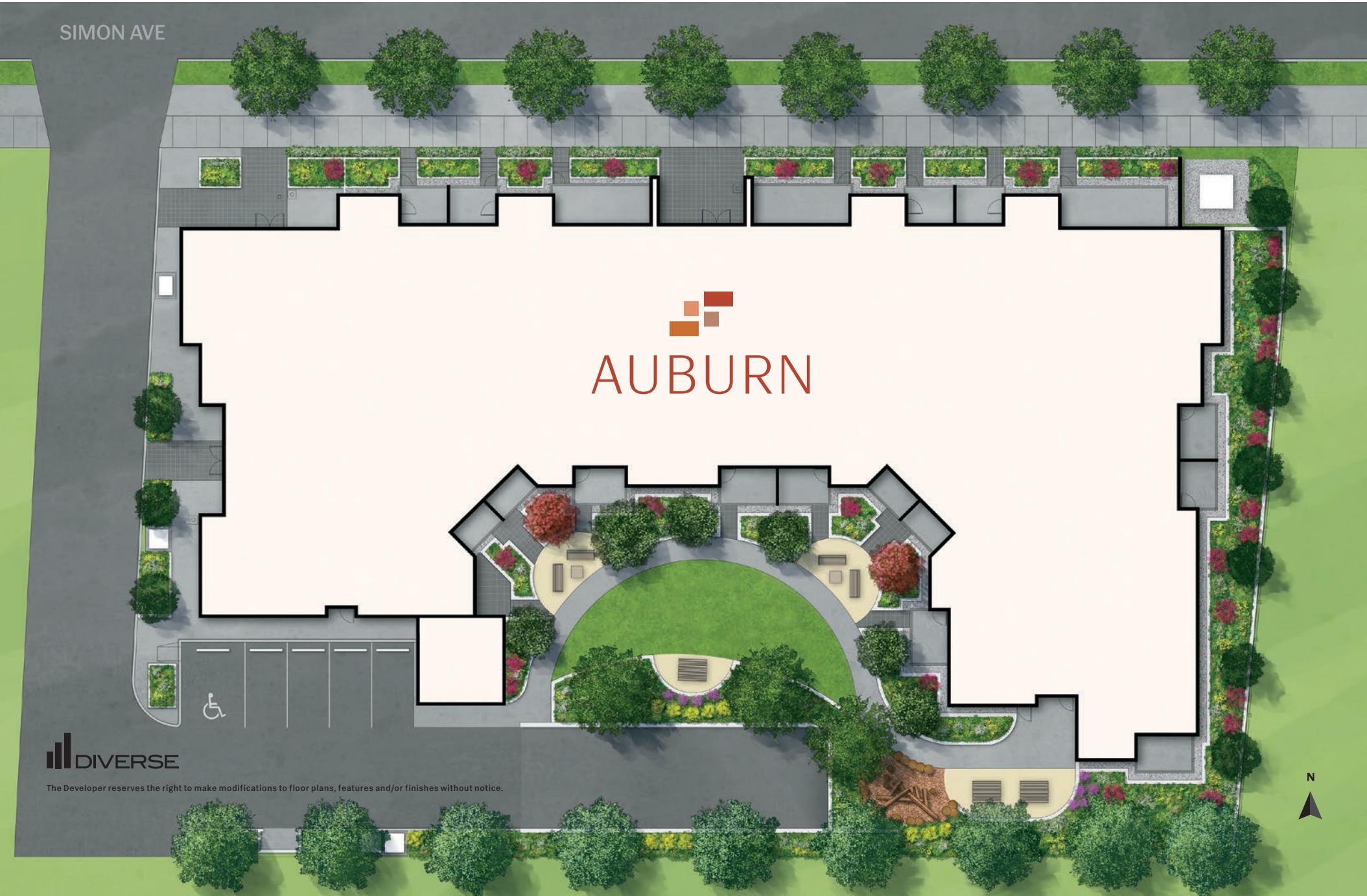
- Hardwired smoke detectors and carbon monoxide monitors
- Lobby entrance intercom to receive visitors
- Key fob entry system for the building lobby and underground parking
- Well-lit common areas and additional motion sensor lighting for underground parking
- 24/7 security cameras in key entry locations
- Comprehensive Home Warranty:
  - 2 years coverage for materials
  - 5 years coverage for building envelope
  - 10 years coverage for structural

# SITE PLAN



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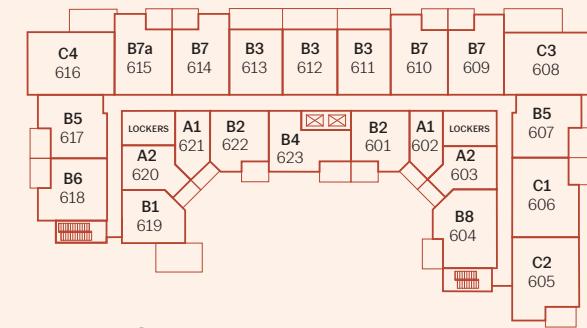
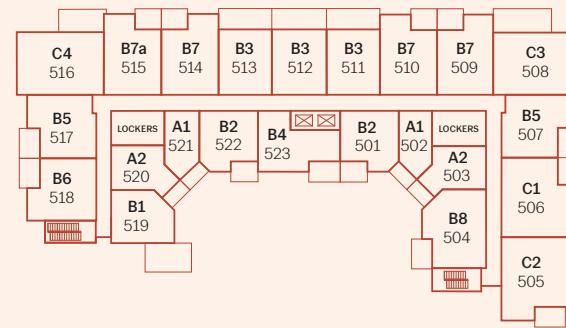
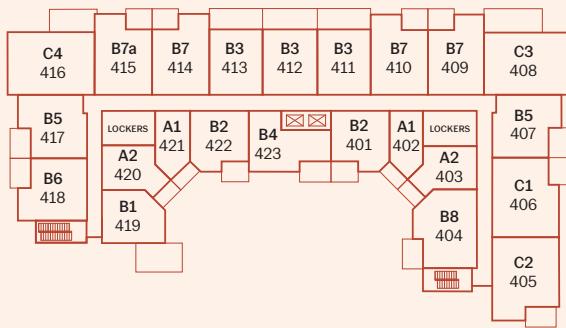
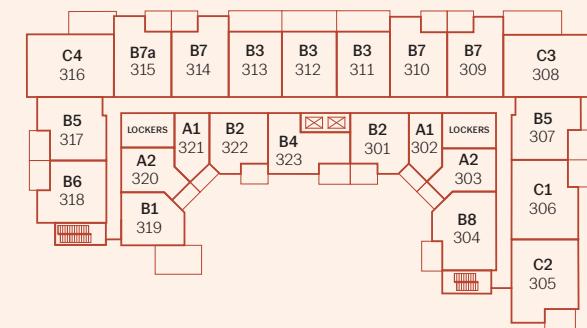
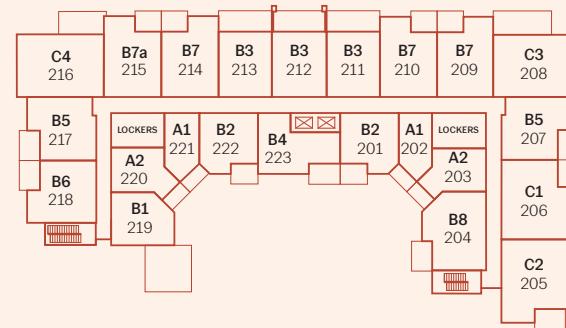
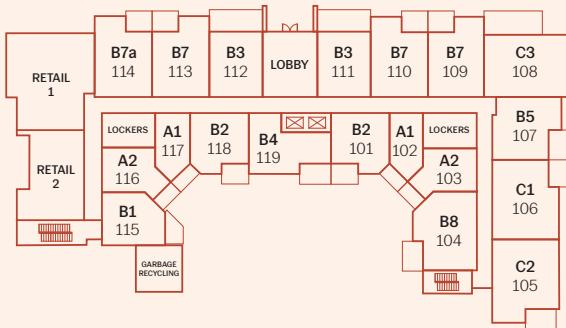
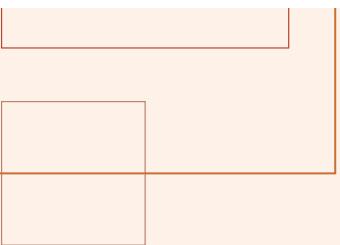
SIMON AVE



 DIVERSE

The Developer reserves the right to make modifications to floor plans, features and/or finishes without notice.

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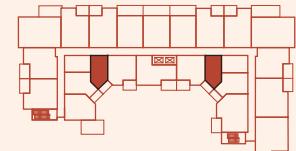
# A1

## STUDIO, 1 BATH

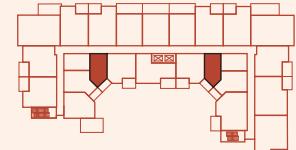
INTERIOR: 308 SQ.FT.  
SOLARIUM: 46 SQ.FT.  
TOTAL: 354 SQ.FT.



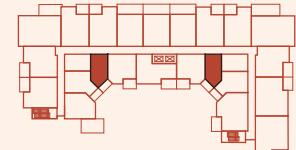
  
**AUBURN**



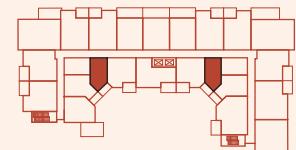
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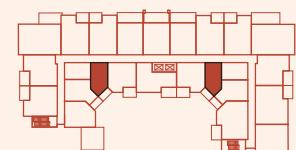
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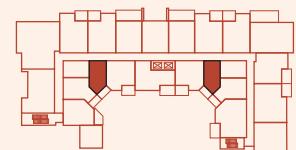
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1

 DIVERSE

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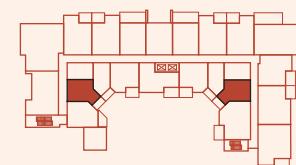
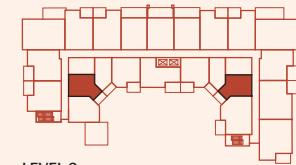
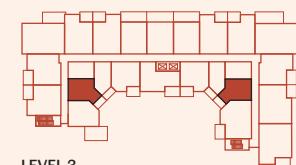
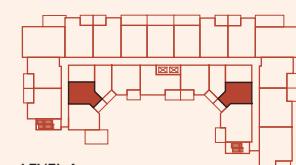
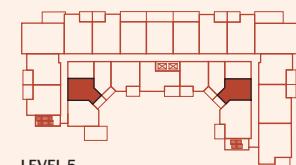
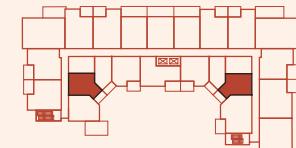
# A2

## STUDIO, 1 BATH

INTERIOR: 397 SQ.FT.  
SOLARIUM: 46 SQ.FT.  
TOTAL: 443 SQ.FT.



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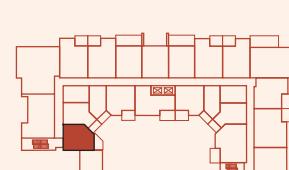
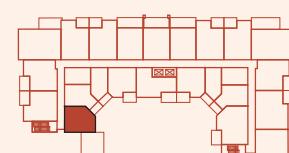
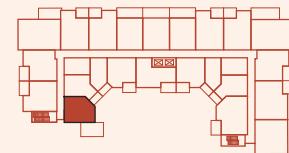
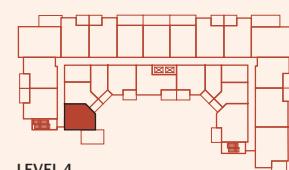
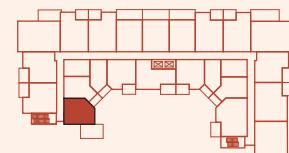
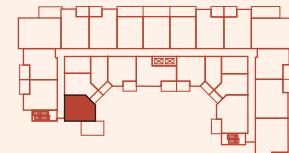
# B1

## 1 BEDROOM, 1 BATH

INTERIOR: 493 SQ.FT.

SOLARIUM: 174 SQ.FT.

TOTAL: 667 SQ.FT.



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# B2

## 1 BEDROOM, 1 BATH

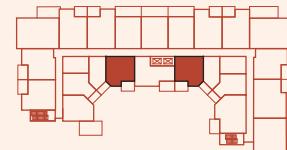
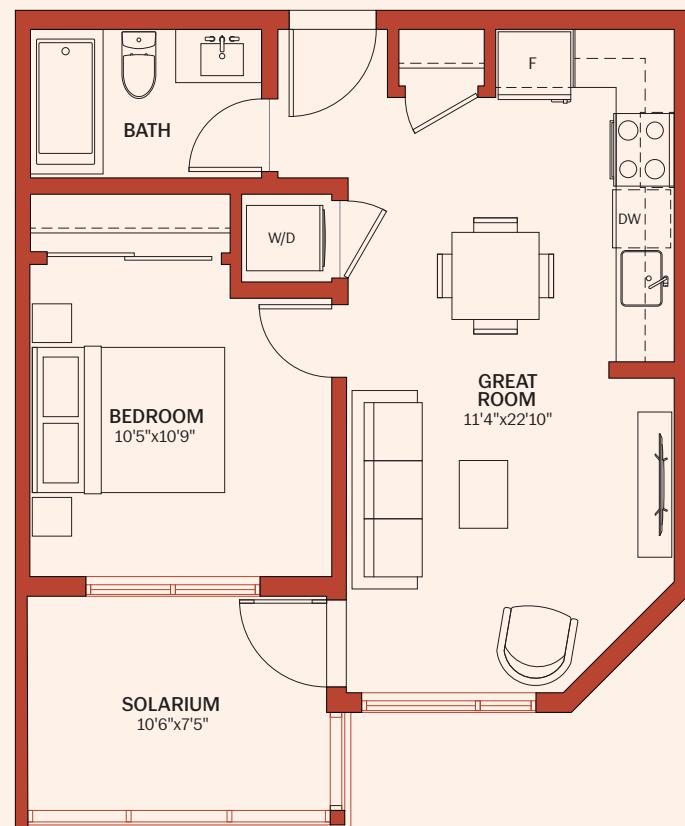
INTERIOR: 501 SQ.FT.

SOLARIUM: 78 SQ.FT.

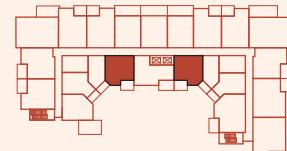
TOTAL: 579 SQ.FT.



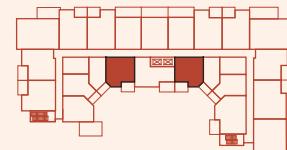
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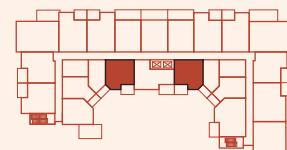
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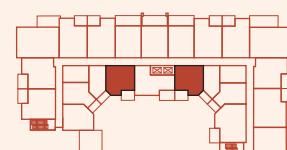
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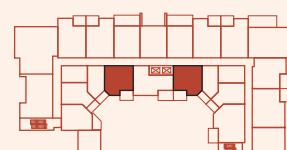
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1

# B3

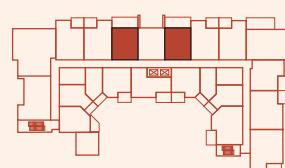
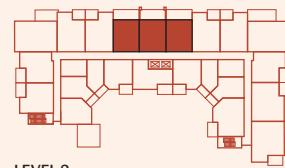
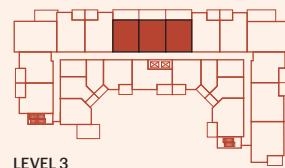
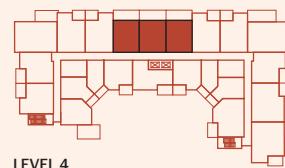
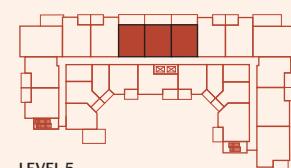
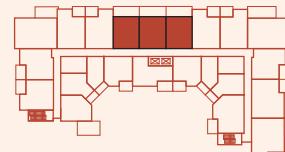
1 BEDROOM, 1 BATH

INTERIOR: 536 SQ.FT.

SOLARIUM: 160 SQ.FT.

TOTAL: 696 SQ.FT.

  
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# B4

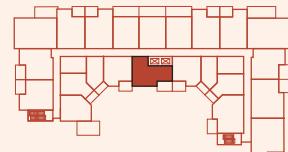
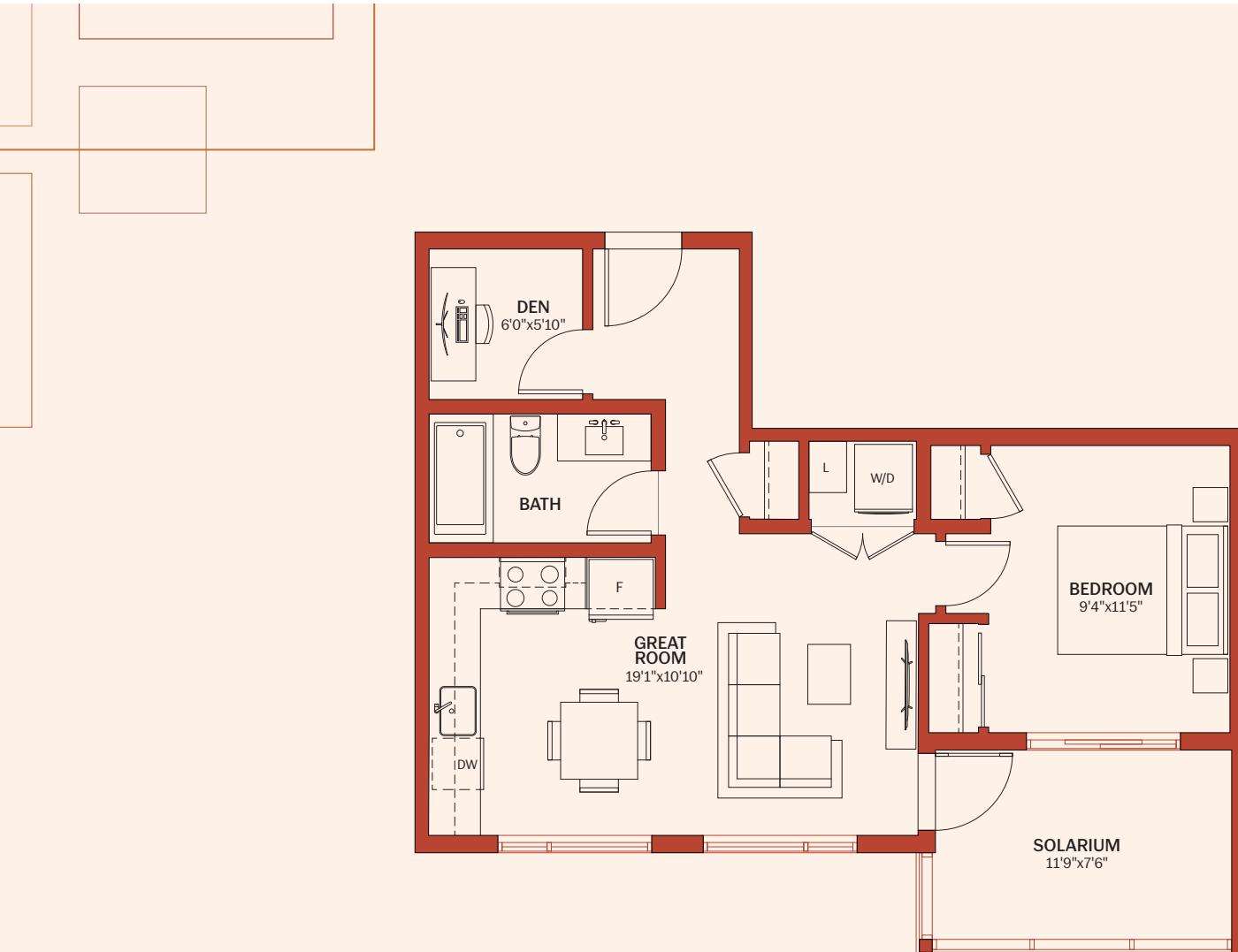
## 1 BEDROOM + DEN, 1 BATH

INTERIOR: 574 SQ.FT.

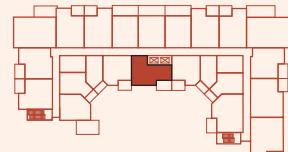
SOLARIUM: 88 SQ.FT.

TOTAL: 662 SQ.FT.

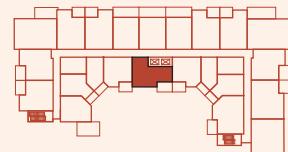
  
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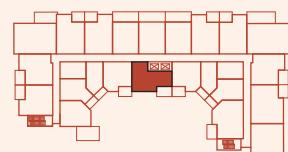
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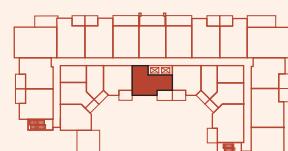
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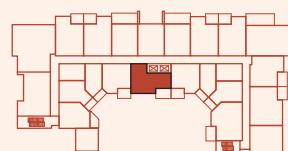
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LEVEL 3



LEVEL 2



LEVEL 1

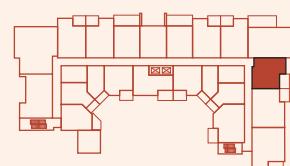
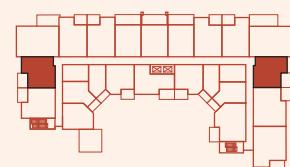
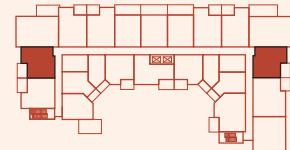
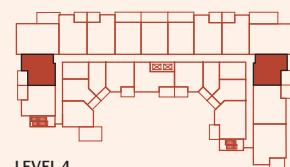
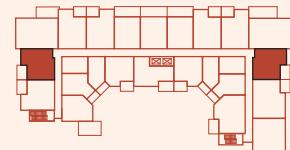
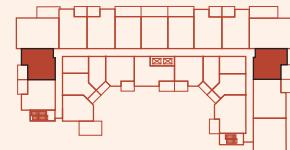
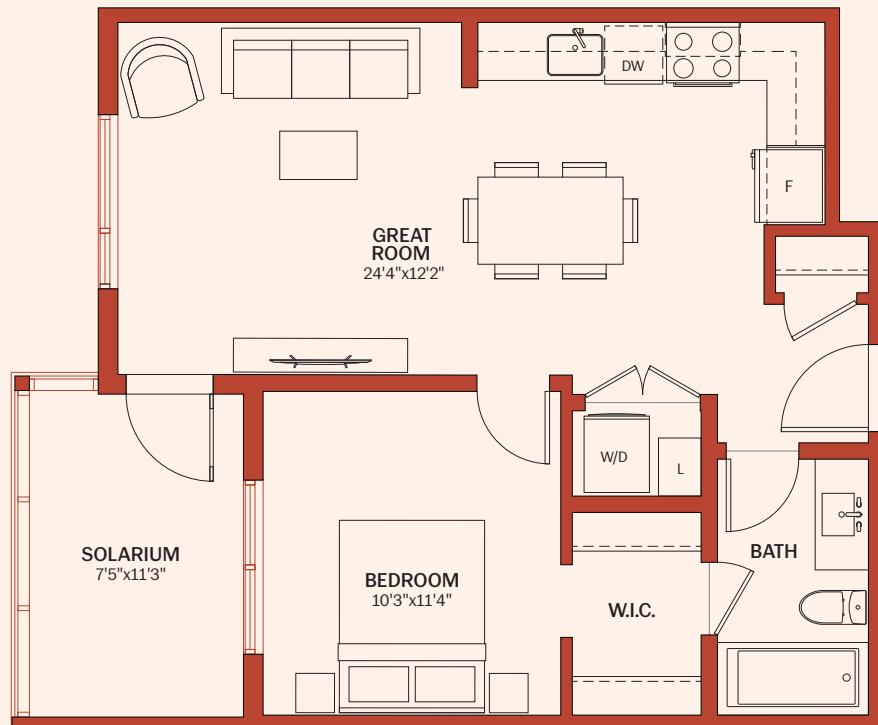
# B5

## 1 BEDROOM, 1 BATH

INTERIOR: 593 SQ.FT.

SOLARIUM: 83 SQ.FT.

TOTAL: 676 SQ.FT.



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# B6

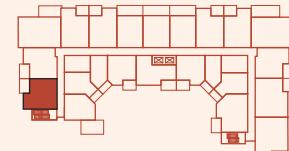
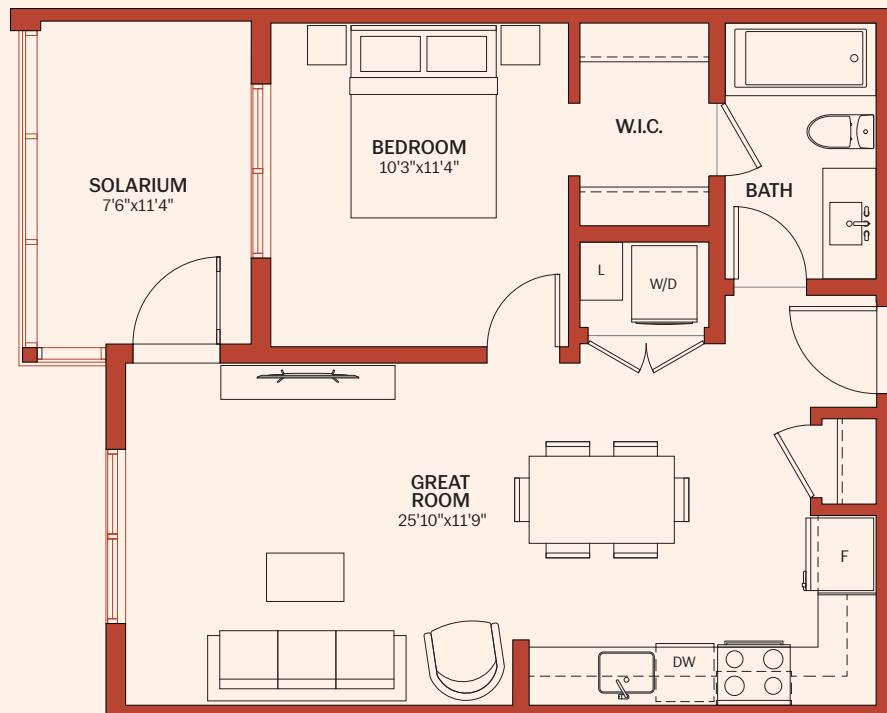
## 1 BEDROOM, 1 BATH

INTERIOR: 604 SQ.FT.

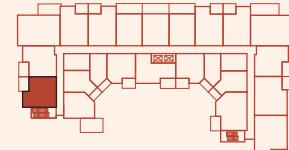
SOLARIUM: 85 SQ.FT.

TOTAL: 689 SQ.FT.

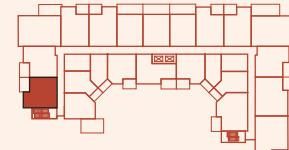
  
**AUBURN**



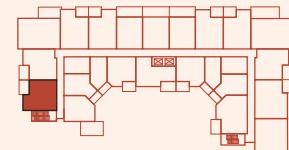
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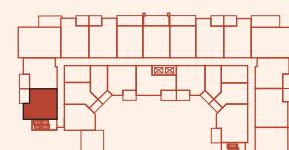
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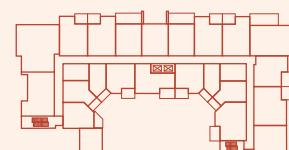
LEVEL 4



LEVEL 3



LEVEL 2

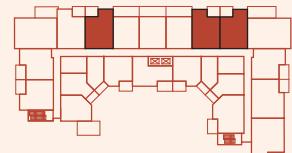
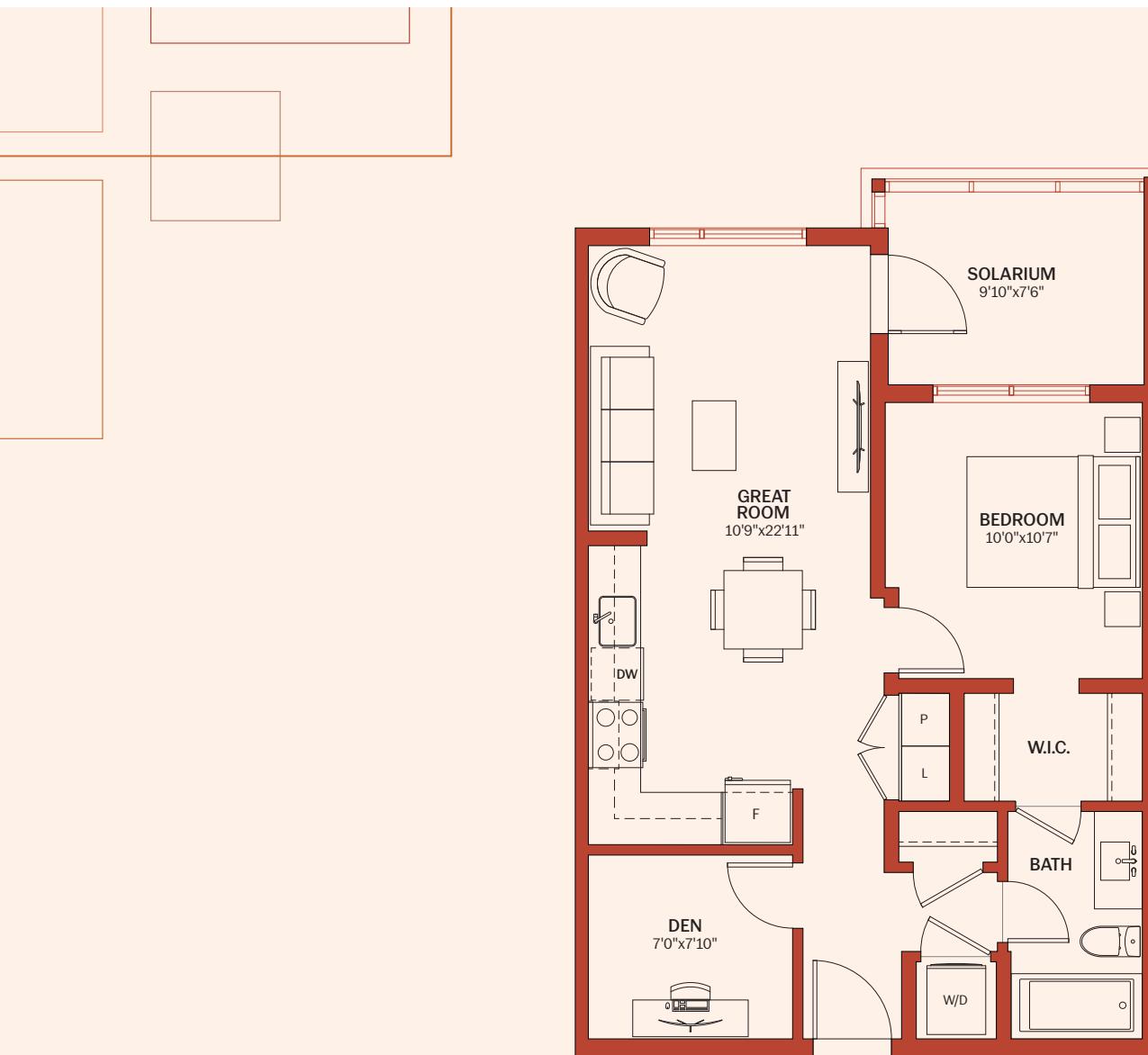


LEVEL 1

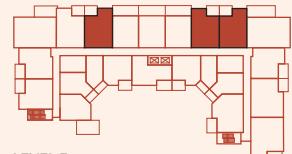
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**1 BEDROOM + DEN, 1 BATH**

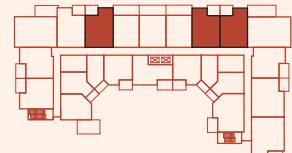
INTERIOR: 633 SQ.FT.  
SOLARIUM: 74 SQ.FT.  
TOTAL: 707 SQ.FT.



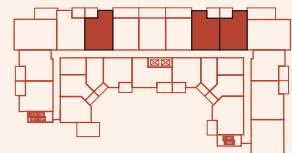
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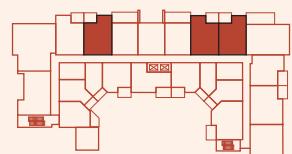
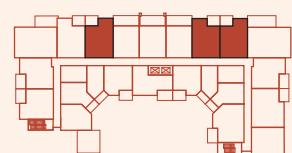
## LEVEL 5



## LEVEL 4



LEVEL 3



LEVEL 1



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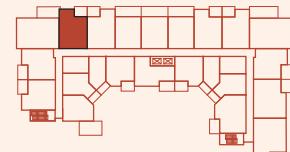
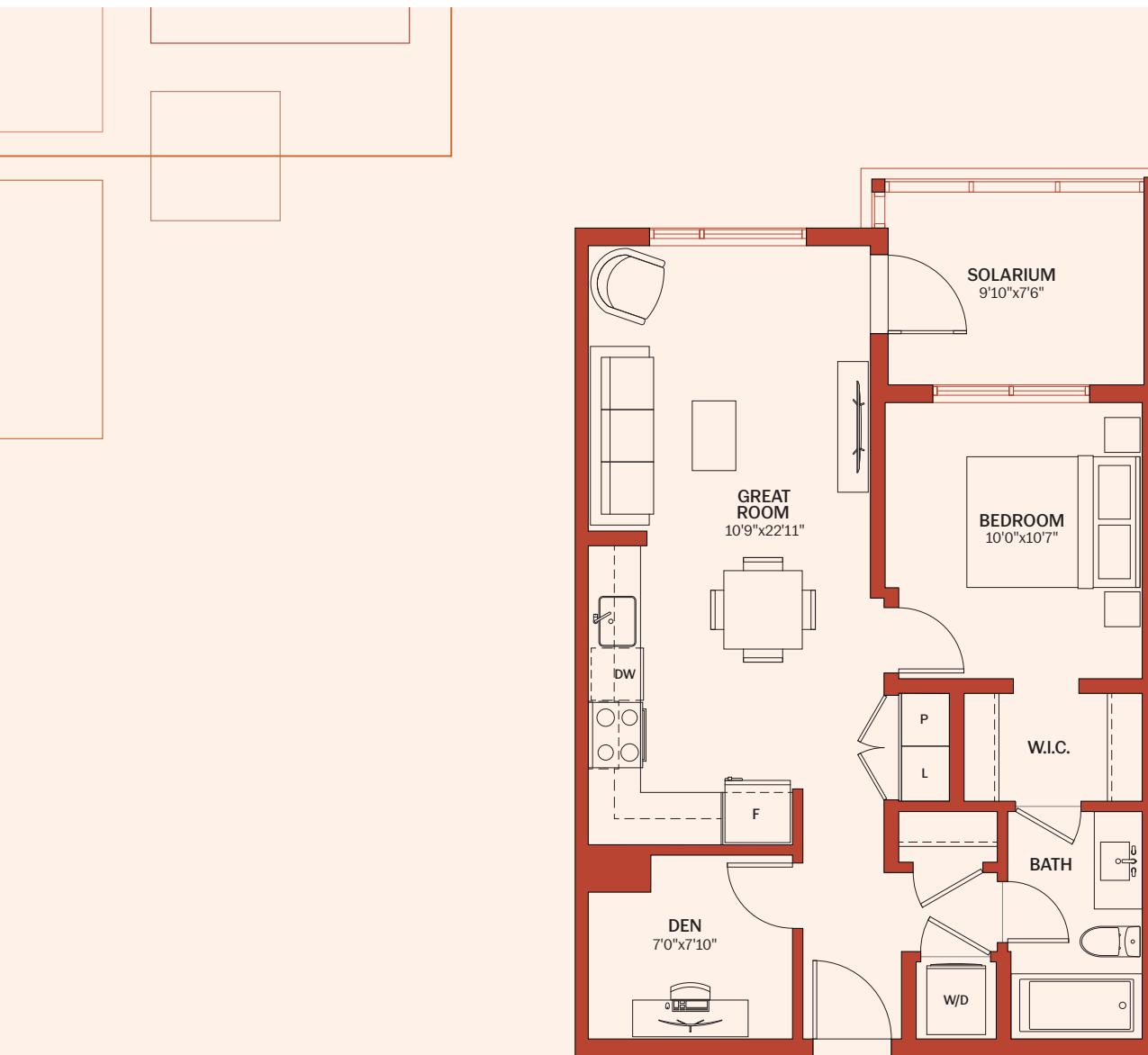
B7a

## 1 BEDROOM + DEN, 1 BATH

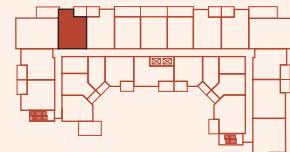
INTERIOR: 630 SQ.FT.

SOLARIUM: 74 SQ.FT.

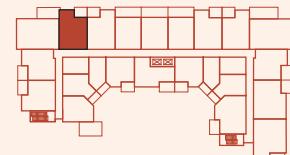
TOTAL: 704 SQ.FT.



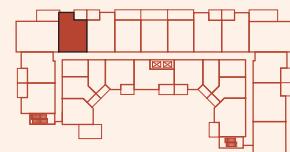
LEVEL 6



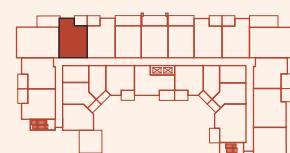
LEVEL 5



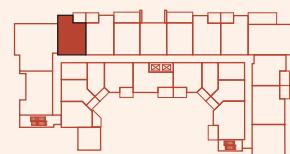
LEVEL 4



LEVEL 3



LEVEL 6



LEVEL 1



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# B8

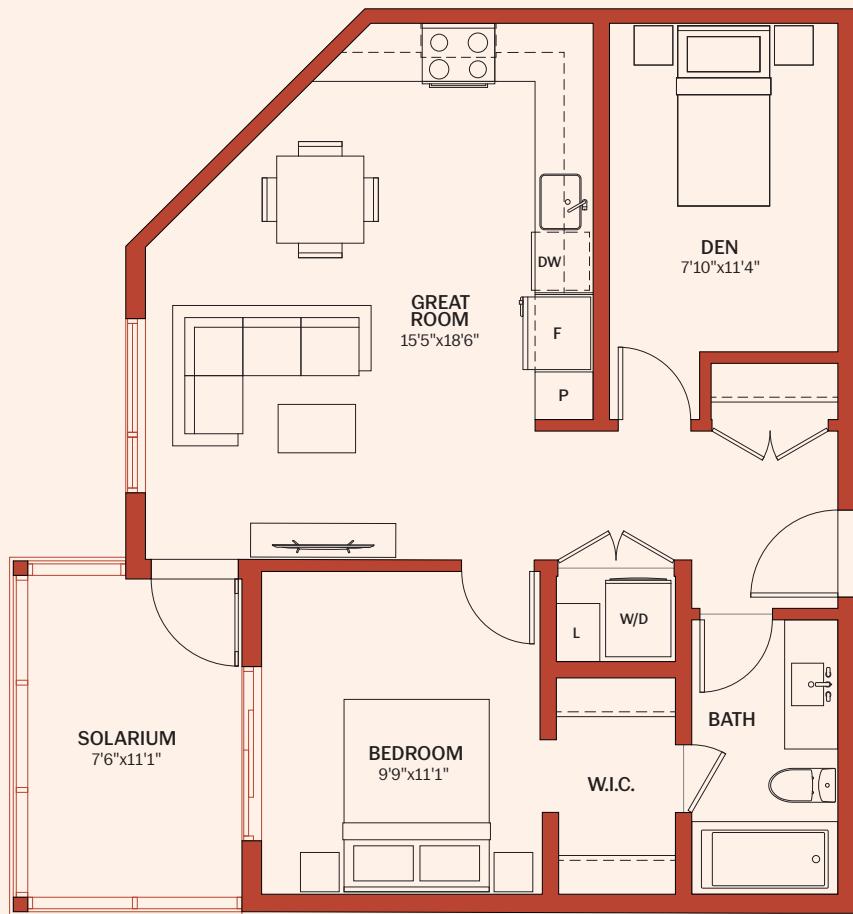
## 1 BEDROOM + DEN, 1 BATH

INTERIOR: 697 SQ.FT.

SOLARIUM: 83 SQ.FT.

TOTAL: 780 SQ.FT.

  
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# C1

## 2 BEDROOM, 2 BATH

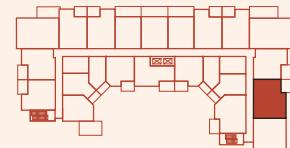
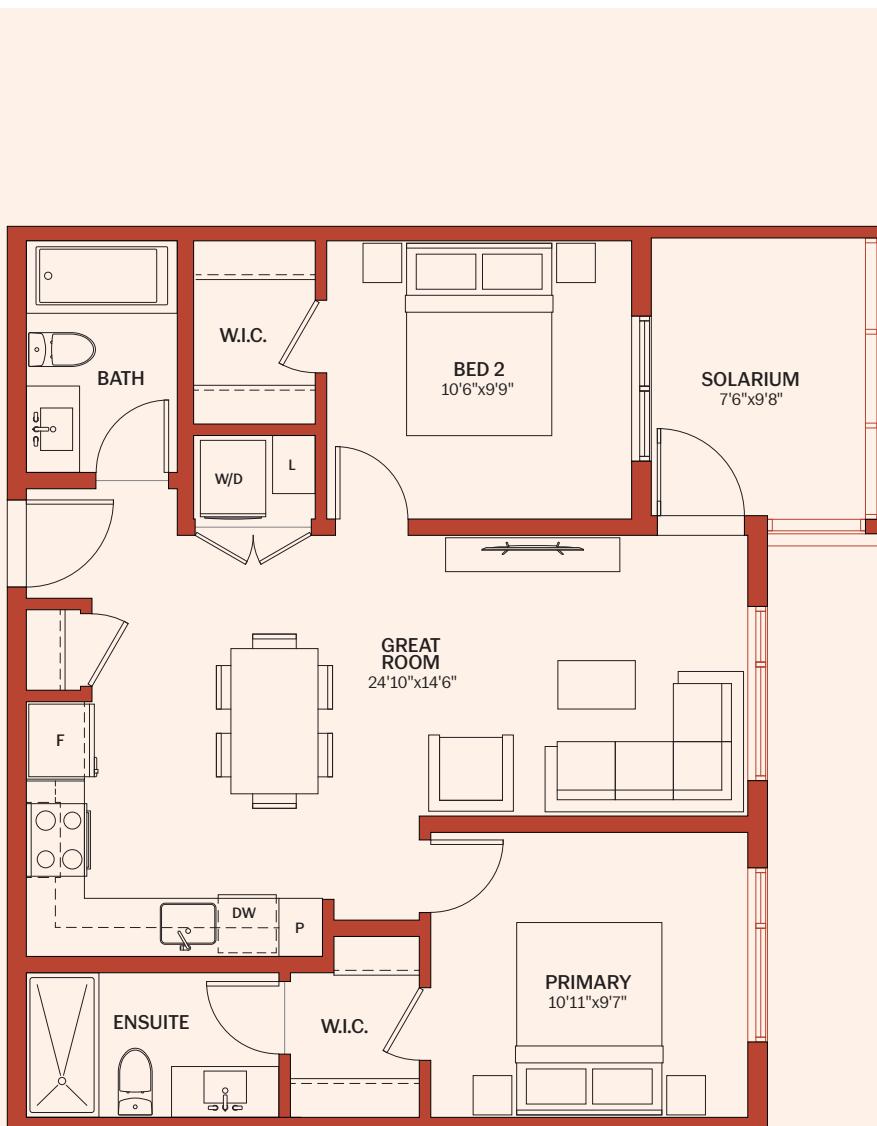
INTERIOR: 766 SQ.FT.

SOLARIUM: 73 SQ.FT.

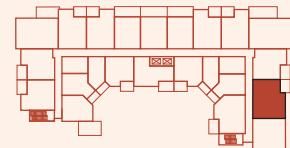
TOTAL: 839 SQ.FT.



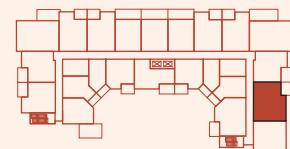
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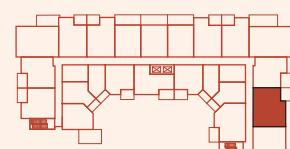
LEVEL 6



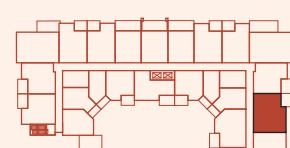
LEVEL 5



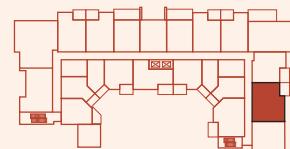
LEVEL 4



LEVEL 3



LEVEL 2



LEVEL 1

# C2

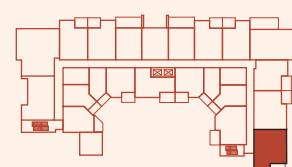
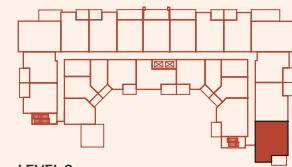
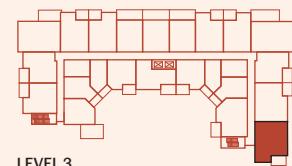
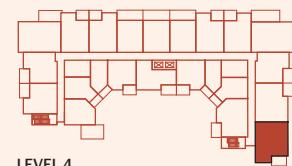
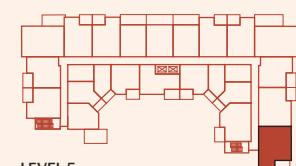
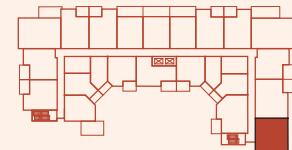
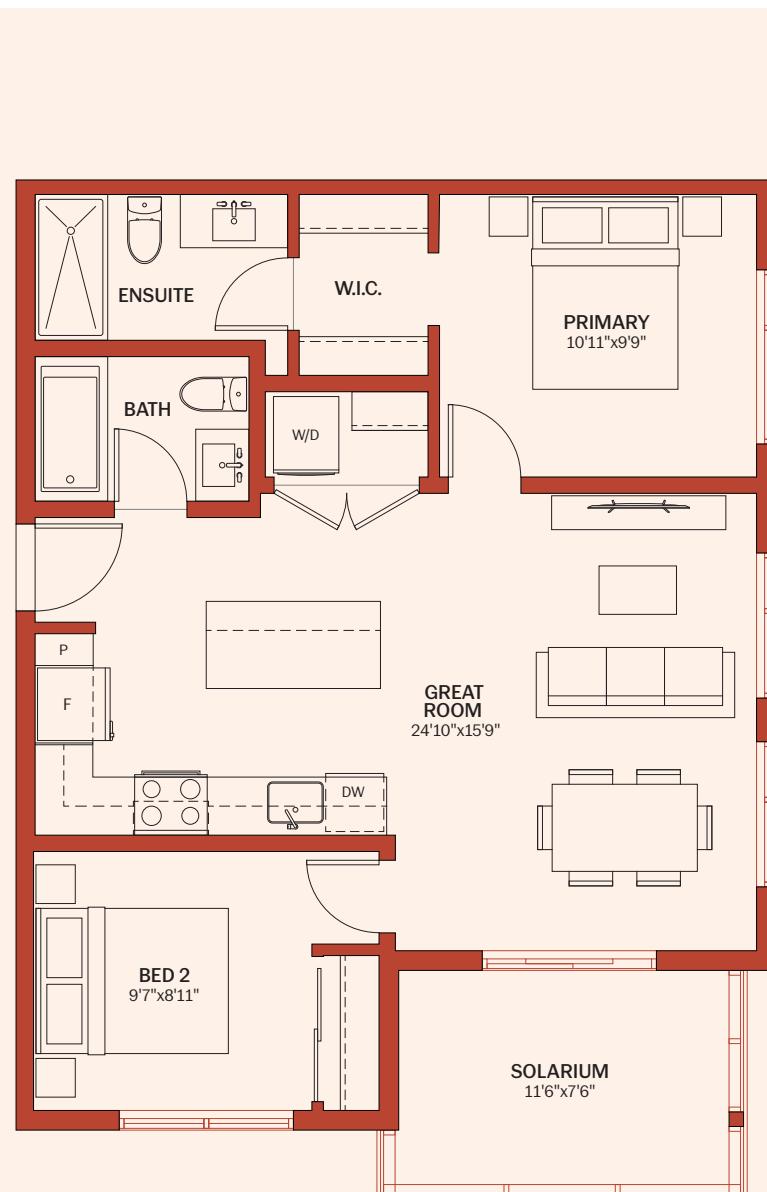
2 BEDROOM, 2 BATH

INTERIOR: 774 SQ.FT.

SOLARIUM: 86 SQ.FT.

TOTAL: 860 SQ.FT.

  
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N

# C3

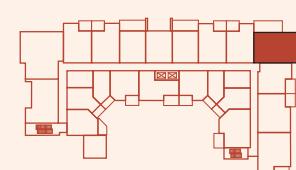
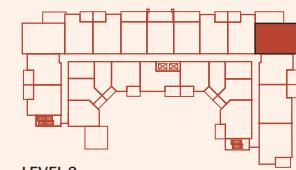
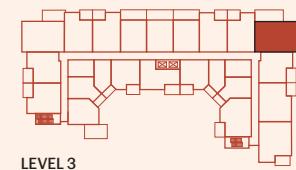
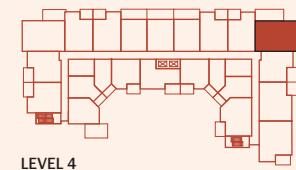
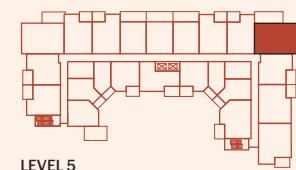
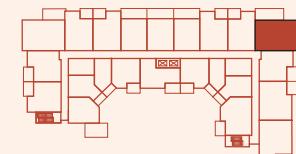
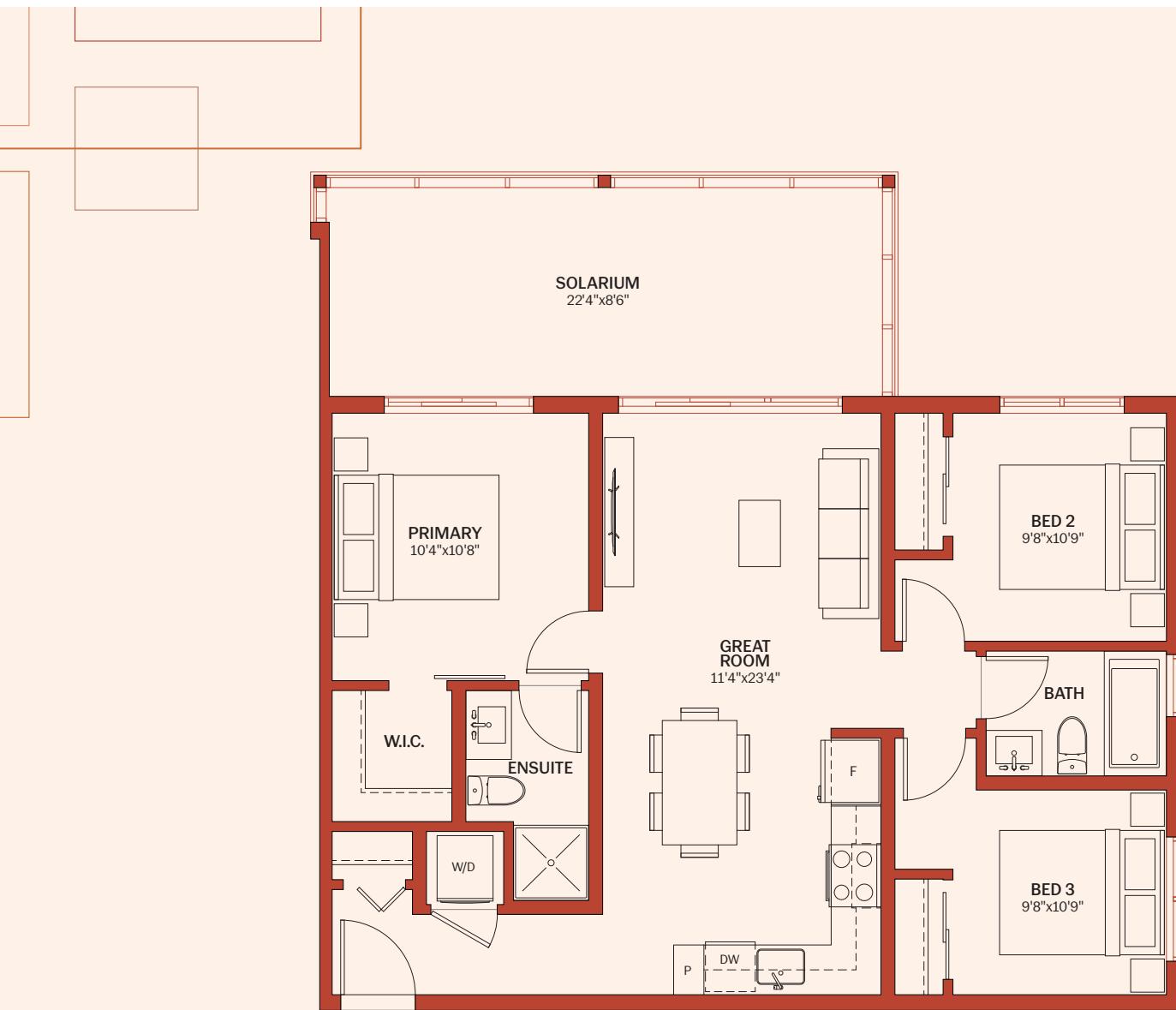
3 BEDROOM, 2 BATH

INTERIOR: 845 SQ.FT.

SOLARIUM: 190 SQ.FT.

TOTAL: 1,035 SQ.FT.

  
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# C4

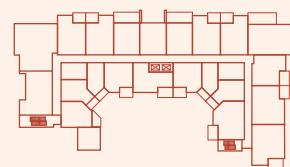
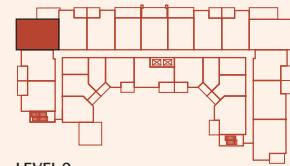
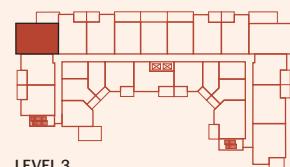
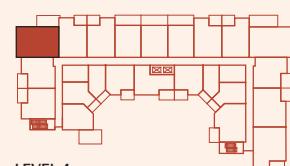
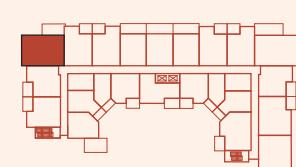
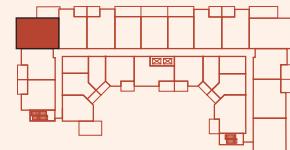
3 BEDROOM, 2 BATH

INTERIOR: 845 SQ.FT.

SOLARIUM: 149 SQ.FT.

TOTAL: 994 SQ.FT.

  
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